Quick & Clarke

PROPERTY SPECIALISTS

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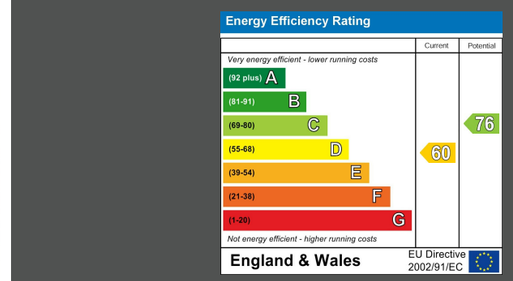


65 Ashcourt Drive, Hornsea, HU18 1HF

Offers in the region of £265,000

- No chain
- Breakfast kitchen
- Plenty of parking
- Well secluded rear garden
- Lots of potential
- In need of modernisation
- Two reception rooms
- Garage
- Westerly aspect to rear
- Energy Rating - D

LOCATION
This property fronts onto Ashcourt Drive which leads off Eastgate, Ashcourt Drive is a well established residential area with this property enjoying a westerly aspect to the rear and an open outlook to the school fields.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, Upvc double glazing (to all but one window to the stairs which is single glazed) and is arranged over two floors as follows:

ENTRANCE HALL
6'9" x 9'6"
With a UPVC double glazed front entrance door and matching side panels, stairs leading off and one central heating radiator.

LOUNGE
15' x 15'
With a gas fire set in a stone surround, two wall light points, one central heating radiator and open archway to:

DINING ROOM
8'8" x 14'5"
With sliding patio door to the rear garden and one central heating radiator.

BREAKFAST KITCHEN
8'7" x 19'1"
With a good range of base and wall units incorporating work surfaces and tiled splashbacks with an inset 1 1/2 bowl sink unit, built in double oven and microwave oven, split level hob with cooker hood over, breakfast bar, built in cupboard housing the central heating boiler, LVT flooring and one central heating radiator.

REAR PORCH
With built in understairs cupboard, Upvc side entrance door, personal door leading to the garage and doorway to:

SEPERATE W.C.
With a low level W.C., wash hand basin, LVT flooring and one central heating radiator.

FIRST FLOOR

LANDING
With a deep built in cylinder/airing cupboard, additional storage cupboard, access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)
11'1" x 9'11"
With deep built in wardrobes incorporating sliding fronts and one central heating radiator.

BEDROOM 2 (REAR)
9'11" x 8'11" (net)
With built in storage cupboards and one central heating radiator.

BEDROOM 3 (FRONT)
10'9" x 6'11"
With one central heating radiator.

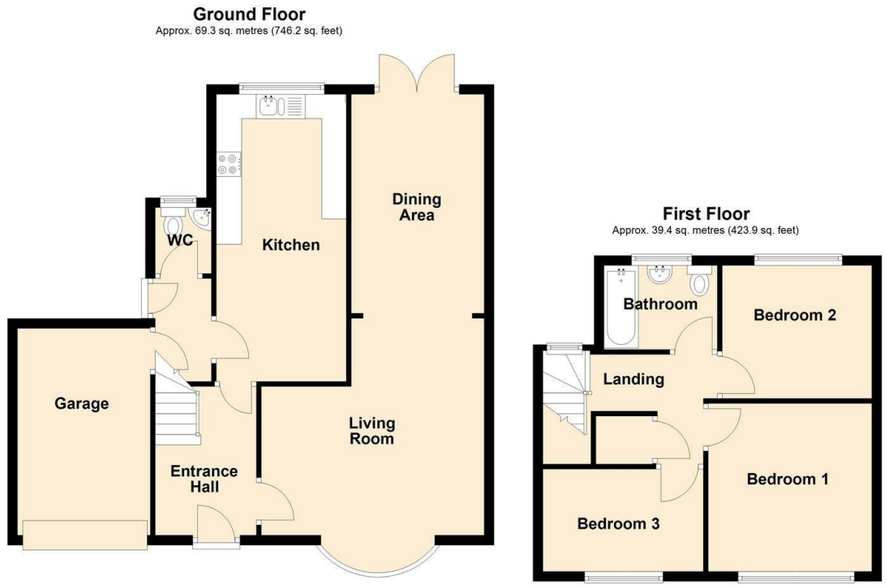
BATHROOM/W.C.
7'10" x 5'4"
With a three piece suite comprising of a panelled bath with electric instant shower over, low level W.C., pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto a generous foregarden with lawn and a brick walled frontage along with plenty of parking to a block paved parking drive. There is an integral garage (8'10" x 16'5") with up and over main door and a utility area to the rear with plumbing for an automatic washing machine, power and light laid on.

To the rear is a pleasant enclosed garden which enjoys a Westerly aspect and a great deal of privacy with a paved patio, lawn beyond with a number of mature shrubs and trees.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND
The council tax band for this property is band D.



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)